

**APPENDIX ONE**  
**HISTORIC OVERLAY DISTRICTS**  
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## FAIRFAX COUNTY ZONING ORDINANCE

## **APPENDIX 1**

### **HISTORIC OVERLAY DISTRICTS**

#### **PART 1      A1-100   POHICK CHURCH HISTORIC OVERLAY DISTRICT**

##### **A1-101      Purpose and Intent**

The Pohick Church Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

##### **A1-102      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.      No multiple family dwelling units shall be permitted.
2.      Commercial uses shall be limited to local serving and tourist-oriented uses such as libraries, professional offices, craft shops, eating establishments and antique shops. No service stations, service station/mini-marts, vehicle light service or major service establishments, fast food restaurants or quick-service food stores shall be permitted.
3.      No industrial uses shall be permitted.

##### **A1-103      Use Limitations**

1.      The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.      All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.      All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Pohick Church complex in terms of mass, scale, color and visual impact.
4.      Freestanding signs shall not exceed ten (10) feet in height.

##### **A1-104      Lot Size Requirements**

As specified in the underlying zoning districts

##### **A1-105      Bulk Regulations**

1.      Maximum building height: 39.5 feet
2.      Minimum yard requirements: As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

3. Maximum floor area ratio: As specified in the underlying zoning districts

**A1-106 Maximum Density**

As specified in the underlying zoning districts

**A1-107 Open Space**

As specified in the underlying zoning districts

**A1-108 Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 2      A1-200    WOODLAWN HISTORIC OVERLAY DISTRICT**

#### **A1-201      Purpose and Intent**

The Woodlawn Historic Overlay District is created to protect against destruction of Woodlawn and the George Washington Grist Mill; to encourage uses which will lead to their continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-202      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings south of Route 1 shall be limited to single family detached units.
2. Commercial uses shall be limited to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, eating establishments, hotels and motels. No service stations or fast food restaurants shall be permitted.
3. No industrial uses shall be permitted.

#### **A1-203      Use Limitations**

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with Woodlawn and George Washington Grist Mill in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.

#### **A1-204      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-205      Bulk Regulations**

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **A1-206      Maximum Density**

As specified in the underlying zoning districts

### **A1-207      Open Space**

As specified in the underlying zoning districts

### **A1-208      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 3      A1-300   SULLY HISTORIC OVERLAY DISTRICT**

#### **A1-301      Purpose and Intent**

The Sully Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-302      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.      Residential dwellings shall be limited to single family detached units.
2.      No commercial uses shall be permitted
3.      Industrial uses shall be limited to those uses permitted by right, special permit or special exception in the I-4 District and outdoor storage in association with a warehousing establishment subject to the provisions of Sect. 303 below.

#### **A1-303      Use Limitations**

1.      The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.      All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.      All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Sully complex in terms of mass, scale, color and visual impact.
4.      Freestanding signs shall not exceed ten (10) feet in height.
5.      A planted buffer having a 200 foot minimum width shall be provided along all lot lines which are contiguous to the Sully property. The minimum planting shall be in accordance with standards established by the ARB.
6.      The Board of Supervisors may approve a special exception in accordance with the provisions of Article 9 to allow outdoor storage in association with a warehousing establishment in the I-5 and I-6 Districts if the Board determines that such storage would not be visible from the Sully complex or the approaches to the Sully complex and would not be incompatible with the purpose of this district. To this end, the Board may impose conditions regarding the size, location and screening of such outdoor storage area.

#### **A1-304      Lot Size Requirements**

As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **A1-305 Bulk Regulations**

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts, except structures developed on land contiguous to the Sully property shall be located no closer than 200 feet to any common lot line, except where such limitation would preclude permitted uses. In such a case, the minimum yard and building location requirements shall be as determined by the ARB.
3. Maximum floor area ratio: As specified in the underlying zoning districts

### **A1-306 Maximum Density**

As specified in the underlying zoning districts

### **A1-307 Open Space**

As specified in the underlying zoning districts

### **A1-308 Additional Regulations**

As specified in the underlying zoning districts



## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 4      A1-400   ST. MARY'S CHURCH HISTORIC OVERLAY DISTRICT**

#### **A1-401      Purpose and Intent**

The St. Mary's Church Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-402      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Commercial uses shall be developed only as part of a shopping center.
2. Industrial uses shall be developed only as part of a designed industrial park, and shall be limited to those uses permitted by right, special permit or special exception in the I-4 District.

#### **A1-403      Use Limitations**

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with St. Mary's Church in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.
5. To the extent possible, existing tree cover shall be preserved in that area south of the Southern Railroad.

#### **A1-404      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-405      Bulk Regulations**

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

- |               |  |
|---------------|--|
| <b>A1-406</b> | <b>Maximum Density</b><br>As specified in the underlying zoning districts        |
| <b>A1-407</b> | <b>Open Space</b><br>As specified in the underlying zoning districts             |
| <b>A1-408</b> | <b>Additional Regulations</b><br>As specified in the underlying zoning districts |

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 5      A1-500   BULL RUN STONE BRIDGE HISTORIC OVERLAY DISTRICT**

#### **A1-501      Purpose and Intent**

The Bull Run Stone Bridge Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-502      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit or special exception in the underlying zoning districts, except as follows:

1.      Residential dwellings shall be limited to single family detached units.
2.      Commercial uses shall be limited to those uses permitted by right, special permit or special exception in the C-5 District.
3.      No industrial uses shall be permitted.

#### **A1-503      Use Limitations**

1.      The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.      All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.      All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Bull Run Stone Bridge in terms of mass, scale, color and visual impact.
4.      Freestanding signs shall not exceed ten (10) feet in height.

#### **A1-504      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-505      Bulk Regulations**

1.      Maximum building height: 35 feet
2.      Minimum yard requirements: As specified in the underlying zoning districts
3.      Maximum floor area ratio: As specified in the underlying zoning districts

#### **A1-506      Maximum Density**

## FAIRFAX COUNTY ZONING ORDINANCE

As specified in the underlying zoning districts

### **A1-507      Open Space**

As specified in the underlying zoning districts

### **A1-508      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 6      A1-600    COLVIN RUN MILL HISTORIC OVERLAY DISTRICT**

#### **A1-601      Purpose and Intent**

The Colvin Run Mill Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-602      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.     Residential dwellings shall be limited to single family detached units.
2.     Commercial uses within this district shall be permitted only on the Colvin Run Mill site and shall be limited to those uses deemed appropriate by the ARB.
3.     No industrial uses shall be permitted.

#### **A1-603      Use Limitations**

1.     The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.     Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.     All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Colvin Run Mill Complex in terms of mass, scale, color and visual impact.
4.     Freestanding signs shall not exceed ten (10) feet in height.

#### **A1-604      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-605      Bulk Regulations**

1.     Maximum building height: 35 feet
2.     Minimum yard requirements: As specified in the underlying zoning districts
3.     Maximum floor area ratio: As specified in the underlying zoning districts

#### **A1-606      Maximum Density**

## FAIRFAX COUNTY ZONING ORDINANCE

As specified in the underlying zoning districts

### **A1-607      Open Space**

As specified in the underlying zoning districts

### **A1-608      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 7      A1-700   DRANESVILLE TAVERN HISTORIC OVERLAY DISTRICT**

#### **A1-701      Purpose and Intent**

The Dranesville Tavern Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-702      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.      Residential dwellings shall be limited to single family detached units.
2.      Commercial uses within this district shall be limited to those uses deemed appropriate by the ARB on the Dranesville Tavern site and Category 5 special exception uses, limited to golf driving ranges and miniature golf courses ancillary to golf driving ranges, subject to approval of a special exception by the Board.
3.      No industrial uses shall be permitted.

#### **A1-703      Use Limitations**

1.      The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.      Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.      All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Dranesville Tavern in terms of mass, scale, color and visual impact.
4.      Freestanding signs shall not exceed ten (10) feet in height.
5.      The Board may approve a special exception in accordance with the provisions of Article 9 to allow golf driving ranges and miniature golf courses ancillary to golf driving ranges if the Board determines that such recreation uses would be compatible with the purpose of this district. To this end, the Board may impose conditions regarding the size, location and screening of such outdoor recreation uses.

#### **A1-704      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-705      Bulk Regulations**

## FAIRFAX COUNTY ZONING ORDINANCE

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

### **A1-706 Maximum Density**

As specified in the underlying zoning districts

### **A1-707 Open Space**

As specified in the underlying zoning districts

### **A1-708 Additional Regulations**

As specified in the underlying zoning districts



## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 8      A1-800    HUNTLEY HISTORIC OVERLAY DISTRICT**

#### **A1-801      Purpose and Intent**

The Huntley Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-802      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

No commercial or industrial uses shall be permitted.

#### **A1-803      Use Limitations**

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with Huntley in terms of mass, scale, height, color, type of material and visual impact.
4. Freestanding signs shall not exceed five (5) feet in height.

#### **A1-804      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-805      Bulk Regulations**

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

#### **A1-806      Maximum Density**

As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **A1-807      Open Space**

As specified in the underlying zoning districts

### **A1-808      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 9      A1-900    LANGLEY FORK HISTORIC OVERLAY DISTRICT**

#### **A1-901      Purpose and Intent**

The Langley Fork Historic Overlay District is created to protect against destruction of the landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-902      Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.     Residential dwellings shall be limited to single family detached units.
2.     No additional commercial uses shall be permitted.
3.     No industrial uses shall be permitted.

#### **A1-903      Use Limitations**

1.     The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.     Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.     All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the landmark structures.
4.     Freestanding signs shall not exceed five (5) feet in height.

#### **A1-904      Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-905      Bulk Regulations**

1.     Maximum building height: 35 feet
2.     Minimum yard requirements: As specified in the underlying zoning districts
3.     Maximum floor area ratio: As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **A1-906      Maximum Density**

As specified in the underlying zoning districts

### **A1-907      Open Space**

As specified in the underlying zoning districts

### **A1-908      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 10    A1-1000   ROBEY'S MILL HISTORIC OVERLAY DISTRICT**

#### **A1-1001    Purpose and Intent**

The Robey's Mill Historic Overlay District is created to protect against destruction of the landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-1002    Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1.    Residential dwellings shall be limited to single family detached units.
2.    No commercial uses shall be permitted, with the exception of the use of the mill itself.
3.    No industrial uses shall be permitted.

#### **A1-1003    Use Limitations**

1.    The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2.    Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.    All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the landmark structures.
4.    Freestanding signs shall not exceed five (5) feet in height.

#### **A1-1004    Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-1005    Bulk Regulations**

1.    Maximum building height: 35 feet
2.    Minimum yard requirements: As specified in the underlying zoning districts
3.    Maximum floor area ratio: As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

**A1-1006      Maximum Density**

As specified in the underlying zoning districts

**A1-1007      Open Space**

As specified in the underlying zoning districts

**A1-1008      Additional Regulations**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 11     A1-1100   LAKE ANNE VILLAGE CENTER HISTORIC OVERLAY DISTRICT**

#### **A1-1101     Purpose and Intent**

The Lake Anne Village Center Historic Overlay District is created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation, and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-1102     Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception for a village center in the PRC District.

#### **A1-1103     Use Limitations**

1.     The provisions of Part 2 of Article 7 shall apply to all lands within the district.
2.     All uses and development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan and shown in the Reston Master Plan, adopted by reference in the Area III Plan.
3.     Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed as integral parts of the present village complex, and to be compatible with the original design.

#### **A1-1104     Lot Size Requirements**

No requirement for each use or building

#### **A1-1105     Bulk Regulations**

1.     Building height shall be compatible with the intent of the district.
2.     Minimum yard requirements: The location and arrangement of structures shall not be detrimental of existing uses or prospective adjacent uses.

#### **A1-1106     Maximum Density**

As specified in the underlying zoning districts

#### **A1-1107     Open Space**

As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **A1-1108      Additional Regulations**

As specified in the underlying zoning districts



## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **PART 12    A1-1200   MOUNT AIR HISTORIC OVERLAY DISTRICT**

#### **A1-1201    Purpose and Intent**

The Mount Air Historic Overlay District is created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-1202    Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts.

#### **A1-1203    Use Limitations**

1.    The provisions of Part 2 of Article 7 shall apply to all land within the district.
2.    All uses and development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.    Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the historic landmark.

#### **A1-1204    Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-1205    Bulk Regulations**

1.    Maximum building height: 35 feet
2.    Minimum yard requirements: As specified in the underlying zoning districts, provided the location and arrangement of structures shall not be detrimental to existing uses or prospective adjacent uses
3.    Maximum floor area ratio: As specified in the underlying zoning districts

#### **A1-1206    Maximum Density**

As specified in the underlying zoning districts

#### **A1-1207    Open Space**

As specified in the underlying zoning districts

#### **A1-1208    Additional Regulations**

As specified in the underlying zoning districts

## FAIRFAX COUNTY ZONING ORDINANCE

### **PART 13    A1-1300   CENTREVILLE HISTORIC OVERLAY DISTRICT**

#### **A1-1301    Purpose and Intent**

The Centreville Historic Overlay District is created to protect against destruction of the historic and architectural quality of the landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

#### **A1-1302    Permitted, Special Permit and Special Exception Uses**

All uses permitted by right, special permit and special exception in the underlying zoning districts.

#### **A1-1303    Use Limitations**

1.    The provisions of Part 2 of Article 7 shall apply to all lands within the district.
2.    All uses and development within this district shall be in strict conformance with the development policies and recommendations set forth in the adopted comprehensive plan.
3.    Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed to be compatible with the historic landmarks.
4.    Freestanding signs shall not exceed a height of ten (10) feet.
5.    Any type of outdoor lighting shall be subject to the approval of the ARB.

#### **A1-1304    Lot Size Requirements**

As specified in the underlying zoning districts

#### **A1-1305    Bulk Regulations**

1.    Maximum building height: 35 feet
2.    Minimum yard requirements: As specified in the underlying zoning districts, provided the location and arrangement of structures shall not be detrimental to existing uses or prospective adjacent uses
3.    Maximum floor area ratio: As specified in the underlying zoning districts

#### **A1-1306    Maximum Density**

As specified in the underlying zoning districts

#### **A1-1307    Open Space**

As specified in the underlying zoning districts

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### **A1-1308      Additional Regulations**

As specified in the underlying zoning districts